

# APPENDIX H

## CITY OF TROY

### QUALITY OF LIFE OPINION SURVEY 2003

The survey was conducted over the internet.  
A very large percentage of respondents responded they were either  
satisfied or very satisfied with each listed aspect of life in Troy.



## Comments from Troy Survey

Comments from Surveys which were included in the final count:

### 1. Kathy Kaiser of Sterling Drive

Troy is a good community – we've only been here a little under a year but like it very much. A couple of things could be improved:

- a) the condition and appearance of homes in and near downtown
- b) the shopping/dining opportunities
- c) develop and communicate overall city/land use plan

One of the reasons we moved here is because of the small-town/in the country feel – don't lost that, also consider preserving/enhancing historic downtown area.

### 2. Joan Peterson of Sterling Drive

I have lived in Troy for 5 years and plan on staying here. I really love it here and think it is a safe place for raising my family. The only thing I have a very strong objection to is the building off Route 75 that says "adult." It is very offensive and very difficult to explain to my children what it is and why it is there. I think it introduces out town to our visitors and guests in a way that the rest of the town is not about. The first impression of our town is marred by that being the first thing people see when exiting or entering Route 75. It needs to be removed, now that it is closed (which I am thankful for!)

### 3. Alex Gonter-Dray of North Dorset Road

Need more restaurants and shopping in the city. Downtown is coming along well and so is 41/75 junction. However I question why Grismer Tire and Goodwill were permitted to build where they did. Very much an inappropriate use of the land. SR 55 needs to be built up more, especially the old K-Mart store. Just my opinions. Overall I am satisfied with the city, but would like to see more development.

### 4. Unknown – Surrey Rd.

Troy is a great community. We have to STOP putting up more and more housing. We need our green space and our farm fields.

### 5. Adam Wilgus of Maplecrest Drive

The price of the new houses being built is too high for the average family to be able to afford one.

6. Les Irey of Maplecrest Drive

The City frenzy to spend money for growth at any cost is alarming. I do not approve of tax abatements, but if you are going to use them, the business must be required to abide by their commitments. The city position to forgive the business responsibilities because the "economy has been bad" is poor rational. The economy has been bad for the citizens and seniors as well, and that's the folks you are shifting the tax burden to.

7. Sally Snell of Forrest Lane

City recreation for adults: target marketing would be in the best interest for the City of Troy and the market segment in terms of city recreation. Please explain.

Job Opportunities: Job opportunities for many of City of Troy opportunities: appear to be pre-positioned, and friends of friends or relatives: are the considered few. Please explain.

Housing choices/affordability: Housing costs are higher in Troy than in many other cities of similar or larger size. This may be good for the City of Troy in the short run in terms of taxes, but in the long run, taxpayers may turn to other communities for housing. Please explain.

Shopping opportunities are limited at this time. What is the culture? What influence at your trying to intice? Please explain.

Street Maintenance: my street is one of the last streets to be maintained in terms of snow plowing and leaf removal. Furthermore, I was cited earlier this year to replace a sidewalk which had sunk. This segment of the sidewalk is contiguous to a new replaced sewer gutter. It appears this gutter replacement was pulling down the sidewalk. Also, there was no expansion joint placed between the newer gutter and the existing sidewalk, which make little engineering sense. Please explain.

The city should revisit if they are in compliance with ADA compliance regarding the handicap ramps. Typically, dumping people into the intersection is no longer acceptable if federal money is utilized. Also new standards typically require truncated domes to be in place at the curb ramps, if federal money is utilized. This information can easily be found on the Internet. Please investigate for economic purposes.

Thank you for this opportunity to comment.

8. Unknown – Dorset

Things are good now.... But will probably get worse when Beamish becomes mayor.

9. Paula Williams of Fleet Road

Please do not allow the area over the interstate to become like Huber Heights or Springfield. Urban sprawl is a blight. We do not need a bunch of restaurants. People can drive 10 minutes to eat. Why can't we get a new high school like Tipp? Our schools are terribly overcrowded. If you don't have good schools you don't have anything. We will not attract industry without good schools.

10. William Lutz of East Franklin Street

Hey, Troy is a great place to live!! I guess I am blessed since I have lived here all my life, but I really like it!!

If there was one thing I would change, I would like to see more community activities and more pedestrian friendly walking areas downtown (the alley work will help wonders). Also, some type of small art museum or art center would be cool!! I know we have the Hayner Center, but I don't see that as a museum, just an overdone meeting hall.

11. Unknown – Crestview Drive

Most jobs in town are low paying while the housing is overvalued. If I want a job paying over \$10/hr I'll have to drive to Dayton. I suspect many people do that now and that is the chief difference between us and some of our impoverished low wage/low rent neighbors to the north. By living in Troy and working in Dayton I can achieve higher wage/higher rent w/quality life status, as compared to high wage/higher rent w/low quality life status that permeates most of Dayton middle class neighborhoods. We are already little more than a North Dayton Suburb. I used to frequent the old North Dayton Suburbs but refuse to do so now that they look like ghettos from downtown Dayton to Needmore Road. It's a shame we ought to avoid but may find difficult the way American Merchandising Business operates. Already you can see the way all new business is concentrated at the 75/41 interstate interchange. This despite booming real estate on the city's south side and, to a lesser extent, the northeast side. Just as the downtown has been abandoned, so will eventually the 75/41 area. Ten to twenty years from now all retail/restaurant business will abandon that area and move like a herd of locusts to some other "hot" area. Maybe this hot area will not even be in Troy, as the expanding ring of new builds emanating from Dayton will widen again in a never-ending cycle of mercantile jungle birth/death.

12. Mary Kay Heintz of Waterbury Place

I filled in "satisfied" under entrances to the community. I am satisfied, but, it would be nice to make particular effort to landscape these areas. It would be better to log "very satisfied" This sidewalk project is certainly being drawn out!! Just how long ago did we see the first red "x's" in Westbrook?? And, it still isn't near finished.

13. Elizabeth Bell of S. Oxford

I would never have to leave Troy if there was a Target store and a shoe store. Dining you need more choices instead of meat/potato and fast food. The downtown needs more specialty shops (flower, antique). Overall I am very proud to say I live in Troy. Everyone who comes to visit loves the atmosphere and look of Troy. We have no children at home anymore so I am not qualified to comment on the schools and recreation.

14. Unknown –McKaig Avenue

Police dept needs to activate bike patrol again and we need more variety in restaurants...no more gas stations, pizza or Chinese places.

15. Martin Hobart – Kings Chapel Drive

Troy needs to keep looking to the future while at the same time maintaining our past. Troy is a very historic town and should keep that attitude. I would like to see downtown storefronts full with a variety of shops. Annexation of industrial property should be a high priority along with reuse of vacant buildings (K-mart, Friendly's, Pharm). I do realize that they city does not have ownership of certain vacant properties, but any avenues that they city can pursue to get those buildings in use should be followed. I have heard that high tech companies may not want to locate here due to concerns regarding the communications infrastructure (high speed internet access, T1 lines, fiberoptics, etc.....none of which I am experienced with, just passing on comments I have heard) I do have some concerns regarding the quality of the school system. I am a life long resident of Troy and appreciate all the things that Troy offers. Many of my business contracts from outside of the area frequently mention how nice Troy is and how much they enjoy coming to Troy. They especially appreciate the downtown.

16. Unknown – Woodbury Court

As the WEST end of Troy develops, attention needs to be given to plenty of green space, playgrounds and parks. (Willow Creek area has none). More aggressive advertising (on TV, radio, storefront posters) for community events such as concerts, etc., not just a small article in the Troy Daily News (which a lot of people have discontinued due to its decline of quality)

17. Sharon Mathes – Stonyridge Avenue

I have lived in Troy all my life and am proud to be known as a Trojan. However it seems that we are always trying to keep up with the Joneses. First of all it seems that housing for the ordinary person is rather high. Good clean well maintained rentals are hard to find at reasonable rent and now they are building a huge apartment complex with rent starting over \$600 to \$800. I can't say enough good things about the fire and rescue but why if we are going to have 3 firehouses, aren't they manned so that ambulances and fire trucks don't have to go all the way across town to cover an emergency. All and all I love Troy. I wouldn't want to live anywhere else. Let's just hope that it doesn't get so big that serious crime starts coming to our back door.

18. Jean Melvin – N. Walnut Street

Coming into Troy from the east end of town is the best way to enter Troy. It would certainly be an asset to Troy if property owners would be required to maintain their rentals.

19. Unknown

Ohio's local taxes rank third highest in the United States and what are we getting for it? Reckless housing, depletion of aquifers in and around west Troy, overweight trucks that tear up the roads in and around Troy without any monitoring of their weight. A water system that we paid for that can service 3 cities. (of course this was the plan all along) Flooding issues that are never addressed, houses that look like dumps in and around the city of Troy that the Safety Dir. does nothing about and the list goes on. These are a few things you people (that we pay) should be taking care of, but you don't. You let local influence take you over and they get what ever they want. If you are planning for the next 20 years we are in big trouble, because you guys can't even take care of what you have gotten into now.

This city must adopt an impact fee program on developers who develop in Troy. The State of Ohio is 3<sup>rd</sup> highest in local taxes for a reason. Infrastructure cost to maintain new housing developments x the number of developments put on the city books are astronomical.

Your 20-year plan should include an impact fee to cover the cost it creates, and lower my taxes for God sakes.

20. Unknown – Surrey Road

Concentrate on maintaining greenspace, parks, etc. Work on the flooding situation surrounding Miami Shores Golf Course. Hold the line on building projects, which do not enhance the quality of life in Troy. Builders are notorious for justifying almost any kind of project for any kind of open space.

21. Cheryl Stiefel-Francis - N. Casstown-Sidney Road

Troy and Miami County is a great place to live. We are fortunate.

22. Ron Hirth – Branford Road

I think capital expenditures are excessive. There seems to be a never-ending list of multi-million dollar projects, many of which I think we could do without or less costly. I.e., did the stadium update really have to be that extensive just for high school sports? Do the streets have to be paved so often when they are still in good condition? Do we really need a \$3.6 million pool, which can't pay its own way? Pick any number of past, expensive projects, which could have been economized or not done in the first place without adversely affecting community quality.

A better use of high tax dollars would be better-served if retained by the citizens in the form of any income tax reduction.

Hold down expenditures! I think you people are out of control! This can continue to be a well-run city with restrained spending.

23. Arnold Baker – Stephenson Drive

I think Troy is a great place to live right now, but if it keeps growing the way it is its not going to be, there seems to be no proper planning. The traffic is getting worse and we keep building and the bigger we get the more my taxes go up. I don't understand seems to me if they city gets bigger there should be more revenues for the city, meaning that they need less from me. I have a house payment right now of \$434 per month the way I see it by the time I retire in about 20-25 years I 'll be paying that in property taxes.

24. Unknown – Robinhood Lane

Seems that a lot of money could be better spent (memorial stadium for one, better marketing of the arena, trips to Japan, etc.)

25. Unknown – Meadow

First pertaining to downtown beautiful – but no parking spaces. Also upsetting that so much green space is being depleted in Troy for housing and developments. Lets use old buildings – the Pharm and Kmart, old Ace Hardware - get in something like Hobby Lobby or Michaels Craft Stores – Troy does not need another pharmacy or lumbar yard. My biggest complaint is the lack of green space and letting old buildings set for years empty. Also need to keep businesses like Total Xposure out of our community – should have never opened in the first place.

26. Unknown – Salem Court

Schools are too crowded and ambulance service is too expensive.

27. Robert Borgerding – Wayne

The build up of the 41/75 area need to be held in check. New dining, Super Wal-Mart, new access roads and a new tire store (just what we needed), make traffic intolerable. I go elsewhere, even if I have to spend more money, just to avoid the area.

28. Cheryl – Skylark Drive

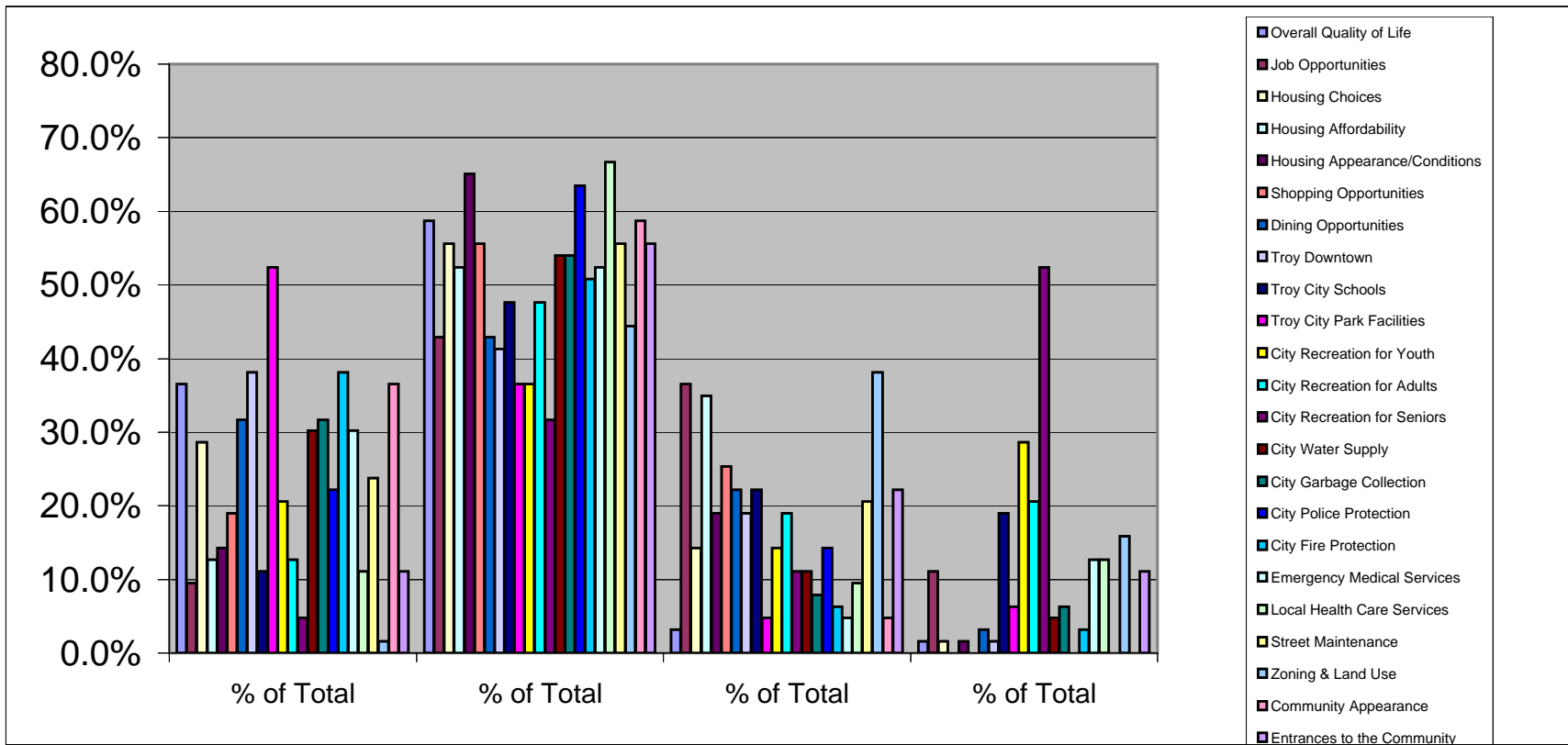
We need to really slow down growth. It is becoming out of control. We are losing the small community feel. We came from a town in California that started growing like this and now it is in really bad shape. The downtown area is all but empty, crime is up, and it lost all the quaint small town atmosphere. It's just a big city now. It really is a shame. And Troy is heading that way...fast.

29. Unknown – Mulberry

Some houses are left to deteriorate & the landlords aren't held responsible. I feel like a lot of other people in this end of town...we are the "red-headed stepchildren" of Troy and are treated accordingly. If we have problems they're left to flounder forever. If we lived in other areas (the more expensive suburbs), things would be addressed ASAP. Thank you for your time.



	Very Satisfied	Satisfied	Dissatisfied	No Opinion
	% of Total	% of Total	% of Total	% of Total
Overall Quality of Life	36.5%	58.7%	3.2%	1.6%
Job Opportunities	9.5%	42.9%	36.5%	11.1%
Housing Choices	28.6%	55.6%	14.3%	1.6%
Housing Affordability	12.7%	52.4%	34.9%	0.0%
Housing Appearance/Conditions	14.3%	65.1%	19.0%	1.6%
Shopping Opportunities	19.0%	55.6%	25.4%	0.0%
Dining Opportunities	31.7%	42.9%	22.2%	3.2%
Troy Downtown	38.1%	41.3%	19.0%	1.6%
Troy City Schools	11.1%	47.6%	22.2%	19.0%
Troy City Park Facilities	52.4%	36.5%	4.8%	6.3%
City Recreation for Youth	20.6%	36.5%	14.3%	28.6%
City Recreation for Adults	12.7%	47.6%	19.0%	20.6%
City Recreation for Seniors	4.8%	31.7%	11.1%	52.4%
City Water Supply	30.2%	54.0%	11.1%	4.8%
City Garbage Collection	31.7%	54.0%	7.9%	6.3%
City Police Protection	22.2%	63.5%	14.3%	0.0%
City Fire Protection	38.1%	50.8%	6.3%	3.2%
Emergency Medical Services	30.2%	52.4%	4.8%	12.7%
Local Health Care Services	11.1%	66.7%	9.5%	12.7%
Street Maintenance	23.8%	55.6%	20.6%	0.0%
Zoning & Land Use	1.6%	44.4%	38.1%	15.9%
Community Appearance	36.5%	58.7%	4.8%	0.0%
Entrances to the Community	11.1%	55.6%	22.2%	11.1%



## Quality of Life in the City of Troy

The following questions address "quality of life" issues. Please check the box that best reflects your thoughts on each of the following statements.

	Very Satisfied	Satisfied	Dissatisfied	No Opinion
Overall Quality of Life				
Job Opportunities				
Housing Choices				
Housing Affordability				
Housing Apperance/Conditions				
Shopping Opportunities				
Dining Opportunities				
Troy Downtown				
Troy City Schools				
Troy City Park Facilities				
City Recreation for Youth				
City Recreation for Adults				
City Recreation for Seniors				
City Water Supply				
City Garbage Collection				
City Police Protection				
City Fire Protection				
Emergency Medical Services				
Local Health Care Services				
Street Maintenance				
Zoning & Land Use				
Community Apperance				
Entrances to the Community				